

**LCLRC Minutes**

March 16, 2021, 1:00 p.m.

**Call to Order and Roll Call:** Rick Hatcher, Executive Director**Directors Present:** Joe Antram, Wes Dodds, Rick Hatcher, Mark Robinson, Rhonda Stafford**Guests Present:** Paul Benedetti, Gary Bias, Brad Bodenmiller, Chelsea Brown, Matt Chamberlin, Jack Reser**Action on Minutes of Previous Meeting:**

- Motion to approve the minutes from December 15, 2020.  
1<sup>st</sup>: Joe Antram  
2<sup>nd</sup>: Rhonda Stafford  
All in favor

**Financial Report:** Rhonda Stafford

Balance Reported: \$235,857.83

- Motion to accept the Financial Report.  
1<sup>st</sup>: Wes Dodds  
2<sup>nd</sup>: Mark Robinson  
All in favor

**Annual Meeting**

1. Yearly Financial Report – Rhonda Stafford
  - Rhonda reported that Belzer is completing the GAAP report.
2. Election of Officers
  - Motion to retain Rick Hatcher as the at large appointment and as the Executive Director.  
1<sup>st</sup>: Wes Dodds  
2<sup>nd</sup>: Rhonda Stafford  
All in favor
3. Contract with LUC
  - Motion to approve the contract with LUC Regional Planning Commission for administration of the LCLRC according to the stipulations as outlined in the contract.  
1<sup>st</sup>: Joe Antram  
2<sup>nd</sup>: Rhonda Stafford  
All in favor
4. Contract with Belser
  - Motion to approve the contract with Belser.  
1<sup>st</sup>: Rhonda Stafford  
2<sup>nd</sup>: Wes Dodds  
All in favor

**Current Property Watch Update:**

1. 305 N Oak St, Lakeview  
Status: Chelsea Brown reported the default judgement hearing is scheduled for the 18<sup>th</sup>.
2. 250 Grove St, Lakeview  
Status: Chelsea Brown reported this is marked in late March for a title search.
3. 560 Lima St, Lakeview  
Status: Chelsea Brown reported the title search was sent March 5<sup>th</sup>.
4. 290 Bentz Ave, Lakeview  
Status: Chelsea Brown reported the default judgement hearing is scheduled for the 30<sup>th</sup>.
5. St. Rt. 117 gas station
  - a. Court Costs should be \$690.29  
Status: Chelsea Brown and Matt Chamberlain provided a status update. This property is in default. After notifications were sent, it was learned a site assessment needs to occur prior to sale; site assessment can occur from the right-of-way. Brad will verify with Heather whether this is moving-forward. It is important the site assessment occurs prior to sale. At sale, an announcement should be made about the environmental concerns.
6. Cooper Avenue  
Status: Chelsea Brown reported she is waiting on the title search to come back.

**Potential Properties:**

1. 121 E High St, Bellefontaine  
Discussion: This property appears to be vacant. This may be a buildable lot in the City. The property has gone to Auditor's sale once. The group will consider this property and follow-up. Wes Dodds noted if the Land Bank offers the property to neighboring properties, it may result in a lot split in half, rather than a lot with a new house constructed on it.
2. 124 Bristol Circle, Russells Point  
Discussion: This is owned by the State and has a house on it. The condition of the property is unknown.
3. 128 Bristol Circle, Russells Point  
Discussion: This is adjacent to 124 Bristol, and it is vacant.
4. Park Avenue, Lakeview  
Discussion: This property is vacant. Concern about whether this is in the floodplain.
5. Grove Street, Lakeview (006-000)

Discussion: Chelsea Brown did not think these are certified delinquent, but Rhonda Stafford thought the taxes are delinquent. The property is vacant. Concerns about whether this is in the floodplain.

6. Grove Street, Lakeview (005-000)

Discussion: Chelsea Brown did not think these are certified delinquent, but Rhonda Stafford thought the taxes are delinquent. The property is vacant. Concerns about whether this is in the floodplain.

7. 410 Union Street, Lakeview

Discussion: This property has gone to sheriff sale twice. It is vacant.

8. 168 N Sandusky, Rushsylvania

Discussion: Two parcels are being discussed here. The taxes are delinquent. Rhonda Stafford has had interest from others in the property. The Township was not interested.

9. 168 Sandusky St, Rushsylvania

Discussion:

10. 4700 Napoleon Street, Huntsville

Discussion: Chelsea Brown reported the taxes are current.

11. 4704 (front house) and 4708 (back house) Napoleon Street, Huntsville

Discussion: The taxes are current. 4708 is mapped inside of 4704. One is subject to a demolition order. Matt Chamberlain is wondering about the Land Bank approaching the land owner in order to receive the properties and demolish them. Matt thought the lots may have value after demolition and are served by Indian Lake Pollution Control. Matt will reach-out and report back to the Land Bank.

### **New Business:**

1. Ohio Land Bank Association dues

- o Motion to pay the Ohio Land Bank Association dues and join the Ohio Land Bank Association.

1<sup>st</sup>: Joe Antram

2<sup>nd</sup>: Wes Dodds

All in favor

### **Old Business:**

1. Gary Bias asked what the general timeline and process is for the Land Bank to receive properties. How long does it take something to end-up in the Land Bank's hands? Matt Chamberlain explained each property depends on the status of title and what it is that the Land Bank is intending to do. Gary thanked Matt for the explanation and advised Heather Cakes has replaced Becky Larabee, who retired.
2. Joe Antram and Rick Hatcher reported attending the County Land Bank webinar. Rick reported on State and Federal changes being considered.

**Adjourn:** Mark Robinson moved to adjourn at 2:15 PM. Next meeting is May 18<sup>th</sup> at 1:00 PM in the Commissioner's Office.